

CONFIDENTIAL OFFERING MEMORANDUM

NORTH LAKE CENTER

2310 -2312 E SR 14 | Rochester, Indiana 46975

NAI CRESSY

4100 Edison Lakes Parkway, Suite 350 | Mishawaka, IN 46545 | 574.271.4060

3502 Woodview Trace, Suite 250 | Indianapolis, IN 46268 | 317.875.8888

www.cressy.com



CONFIDENTIAL MEMORANDUM & DISCLAIMER

NAI Cressy Commercial Real Estate. (“Agent”) has been engaged as the exclusive agent for the sale of 2310 -2312 E SR 14, Rochester, Indiana (the “Property”), by the owner of the Property (“Seller”).

The Business is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2022.

Prospective Purchaser:

Signed Name: _____

Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax # _____

Email Address: _____

Representing Broker:

Printed Name: John Mester and Richard J. Doolittle

Title: Senior Broker, Retail /Investment and Managing Broker, Principal

Mailing Address: 4100 Edison Lakes Pkwy, Suite 350 | Mishawaka, IN 46545

Phone #: 574.271.4060 Fax #: 574.271.4292

Email Address: jmaster@cressy.com and rdoolittle@cressy.com

Return to: NAI Cressy, 4100 Edison Lakes Parkway, Suite 350 | Mishawaka, IN 46545 | 574.271.4060

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EXCLUSIVE ADVISORS

RICHARD J. DOOLITTLE

Managing Broker, Principal

574.485.1535 | rdoolittle@cressy.com

JOHN MESTER

Senior Broker, Retail / Investment

574.485.1501 | jmester@cressy.com



EXECUTIVE SUMMARY

North Lake Center is a 29,200 square foot well established multi-tenant retail center built in 1998 anchored by Sav-A-Lot which is situated on approximately 5 acres. The property is located on SR 14 directly across the street from Lake Manitou.



Property Summary

Address North Lake Center
2310 -2312 E. SR 14
Rochester, IN 46975

Total Square Feet 29,200 SF

Parcel Size Approx. 5 Acres
Parcel #25-07-10-103-003.000-009

Year Built 1998

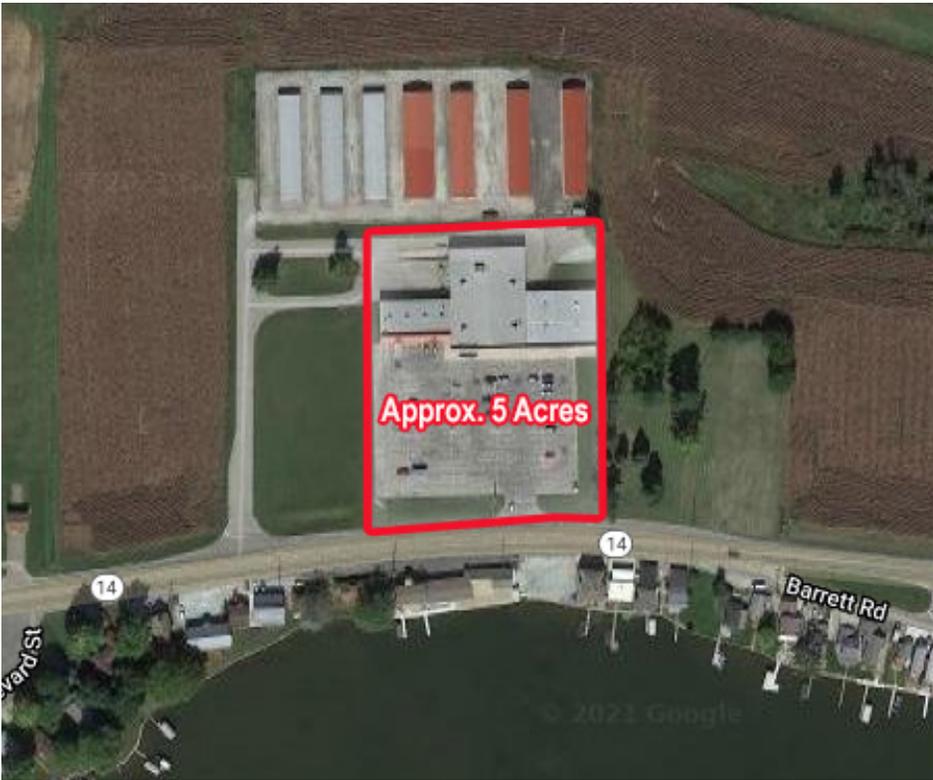
Zoning Highway Commercial

Signage Pylon and Suite Signage

CAP Rate 10.57%

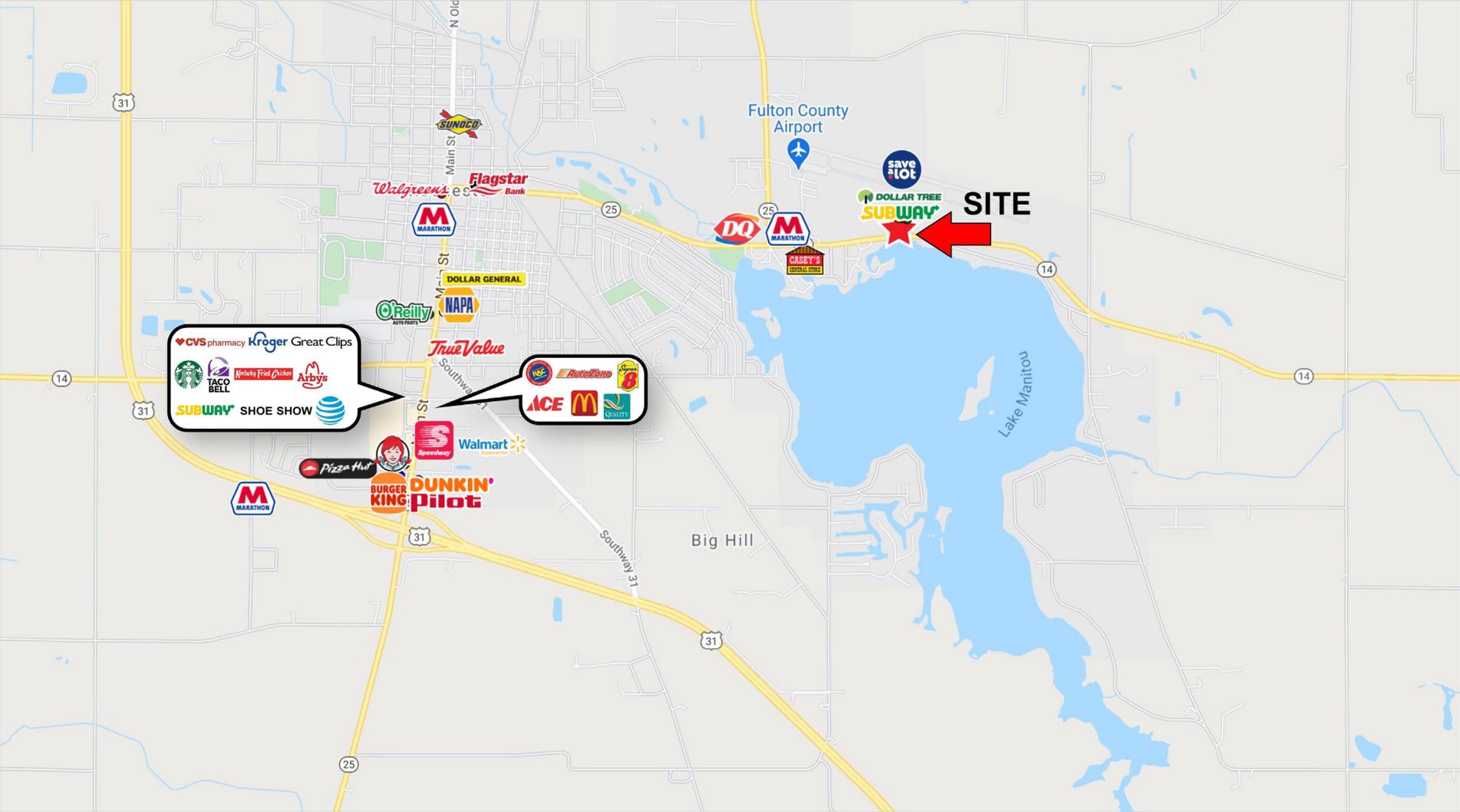
List Price \$775,000

PROPERTY OVERVIEW



LOCATION OVERVIEW

The property is located on busy SR 14 in Rochester, Indiana and sits adjacent to the Fulton County Airport. Rochester is ideally located to major metropolitan areas. Approximately 45 miles from South Bend, 90 miles from Indianapolis and 120 miles from Chicago. Rochester is commonly known as “The Round Barn Capital of the World” and has a high quality of life and home to Lake Manitou.



MARKET OVERVIEW

FULTON COUNTY, INDIANA

Nestled amongst the Tippecanoe River and conveniently located off of US 31, Fulton County will give you reasons aplenty to become a repeat visitor. Meander through the countryside taking in the beautiful old barns, new barns, and of course our famous round barns. Your rural route may be lined with miles of wild orange day lilies or beautiful fall foliage depending on which wildly diverse season you arrive. Travel into historic towns and communities and pass by quaint Amish homesteads.

Fulton County's unique characteristics will provide a plethora of activities such as water sports, biking trails, golf, snow sledding and some fabulous antiquing. Fulton County is home to Lake Manitou. The lake has 775 acres and is about 25 to 45 feet deep in places and is home to many year-round lake homes and cottages. Fulton County boasts multiple parks ranging from river side to downtown as well as one of Indiana's major clear-water rivers, The Tippecanoe.

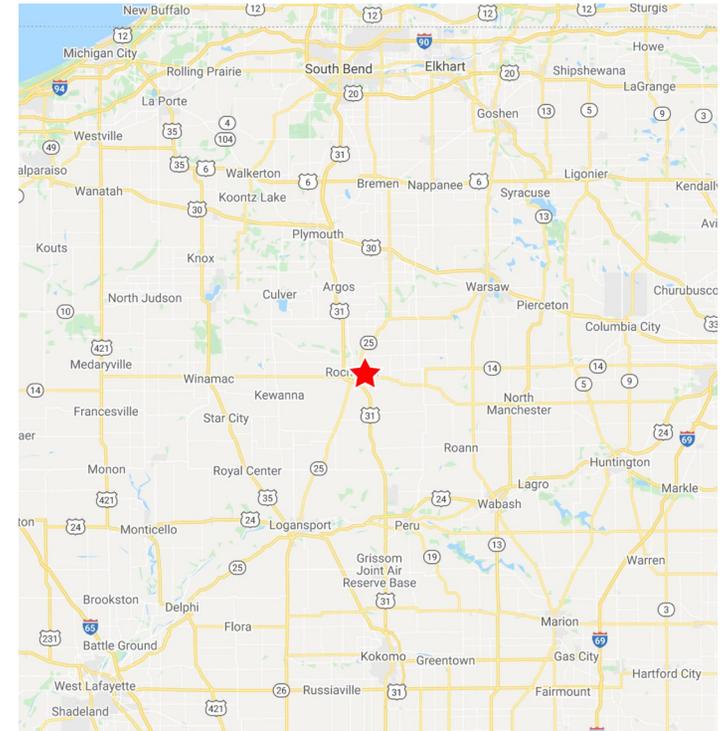
The seat of Fulton County, Rochester displays a downtown area lined with beautiful historical buildings. Within these attractive properties, you will find one of a kind boutiques, specialty shops, a delightful café and splendid restaurants. Outside of the main thoroughfare, Rochester shows off its picturesque Victorian era homes.

KEY EMPLOYERS

- Rochester Metal Products Corp (Rochester)
- LAU (Rochester)
- Winamac Coil Spring Inc (Kewanna)
- Dean Foods (Rochester)
- Pike Lumber Co Inc (Akron)
- Woodlawn Hospital (Rochester)
- Walmart Supercenter (Rochester)
- Topp Industries Inc (Rochester)
- Camcar Llc (Rochester)
- Kroger (Rochester)

DISTANCE TO MAJOR CITIES

Indianapolis, IN	95 miles
Chicago, IL	108 miles
Grand Rapids, MI	150 miles
Toledo, OH	158 miles



MARKET OVERVIEW

2021 Demographics | Rochester, IN

Population	6,280
Households	2,698
Average Household Income	\$60,132
Median Age	41.3
Average Commute Time	11 minutes
Total Businesses	407
Unemployment Rate	2.8%
Median Home Value	\$\$106,538

